

dcluINFO

The Latest News from the Seattle Department of Design, Construction & Land Use

city
of
seattle
department
of design



& land use

Construction Codes Advisory Board Member Sought

DCLU is looking for one new member to serve a three-year term on its Construction Codes Advisory Board (CCAB)—a 13-member board which advises DCLU, the Mayor and City Council on issues related to the building, mechanical, energy, boiler and electrical codes.

CCAB reviews proposed code amendments and directors rules, and works on special projects, such as the investigation into the causes of moisture damage in the exterior walls of residential buildings. Members of CCAB have the opportunity to have a direct influence on Seattle's construction codes and related policies.

At this time we are seeking interested candidates with experience regarding accessibility issues for the general public position. If you are interested in this position or would like more information about CCAB, please contact:

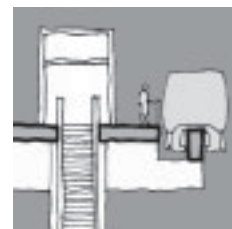
Michael Aoki-Kramer, DCLU, michael.aoki-kramer@seattle.gov, (206) 684-7932

Monorail Planning in Progress

The Seattle Planning Commission and the Seattle Design Commission have been advising the City on the Seattle Monorail Project for the last 20 months. As the project moves forward each of the Commissions will conduct a review of various elements of the monorail. The Planning Commission will be involved in station area planning and EIS review. And the Design Commission will convene a joint Monorail Review Committee made up of design commissioners, design review board members, and planning commissioners to review urban design and architectural features of the project.

On April 18 the Seattle Planning Commission and the Seattle Design Commission were taken on a tour of the Monorail's "Green Line." The two commissions were joined by City Councilmembers and staff from City departments and the Seattle Monorail Project.

Tour guide leader Joel Horn, Director of the Seattle Monorail Project, took the group on three-hour bus ride that followed the route outlined in the Seattle Monorail Project's recently released Preferred Alternative. Horn and his staff provided an overview of the preferred alignment and stations.



See **monorail planning** on page 9

Inside INFO

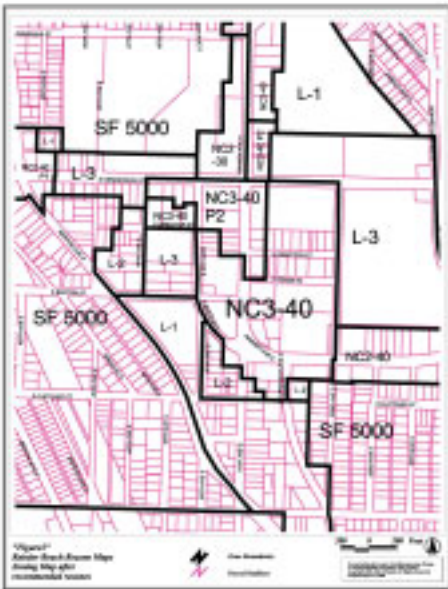
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in the works

City of Seattle

An inside look at proposed regulatory changes

Rainier Beach Urban Village Rezones: Director's Report, Environmental Review



Map above illustrates recommended rezones for Rainier Beach Urban Village.

Rezone analysis for the heart of the Rainier Beach Urban Village, as proposed in their neighborhood plan, is now complete. The rezone would convert the commercial core's character from an automobile-oriented commercial area to a more mixed-use, pedestrian-oriented neighborhood business district.

While existing development and uses in the area may remain, future development according to the proposed rezones would be more compatible with the intent of the Rainier Beach Neighborhood Plan. If you are interested in obtaining the Director's Report and accompanying environmental review documents, please contact:

Gordon Clowers, DCLU, (206) 684-8375, gordon.clowers@seattle.gov

Intermittent Uses for Weekly Events

DCLU is proposing to amend the Land Use Code to create a more practical permitting option for weekly events, such as farmers markets, various school fundraising activities, live music, festivals, and other intermittent uses (uses that occur no more than two days per week for a period of up to one year).

The new method will be available in all zones, and approvals will be subject to existing criteria applicable to four-week and six-month temporary use applications.

The proposal will likely be submitted to the Mayor's Office sometime in May. For more information please contact:

Roque Deherrera, DCLU, (206) 615-0743, roque.deherrera@seattle.gov

South Lake Union Design Guidelines

The South Lake Union Design Guidelines have been completed and final comments from the community are currently being incorporated.

State Environmental Policy Act (SEPA) review is underway, with a determination to be issued within the next few weeks. The guidelines are anticipated to be ready for the Mayor to transmit to the City Council this month for consideration. For more information, or to receive an electronic version of the guidelines, please contact:

Mike Kimelberg, DCLU, (206) 684-4625, mike.kimelberg@seattle.gov



public hearings 2003

Standardizing Open Space Requirements

DCLU briefed the City Council's Land Use Committee April 15 on an ordinance designed to standardize residential open space requirements in commercial and multifamily zones. The legislation corrects unintentional inconsistencies in residential open space requirements.

The Land Use Committee has set a public hearing regarding the ordinance for **10 a.m., Tuesday, May 6**. For more information, please contact:

Roque Deherrera, DCLU
(206) 615-0743
roque.deherrera@seattle.gov

Eating & Drinking Establishments Ordinance

On April 15 DCLU briefed the City Council's Land Use Committee on an ordinance that would update the City's land use regulations associated with restaurants and drinking establishments. Details on this legislation were

included in the January 2003 issue of *dcluINFO*.

A public hearing has been scheduled before the Land Use Committee at **10 a.m., Tuesday, May 6**. For more information, please contact:

Susan McLain, DCLU
(206) 684-0432
susan.mclain@seattle.gov

Subdivision of SF Lots with More Than One Existing Residence

Proposed Land Use Code amendments would allow short subdivision of single-family lots containing more than one single-family residential dwelling unit that existed as of January 1, 1999.

The amendments aim to encourage opportunities for fee simple ownership of these residential properties. This proposal would apply only in Single-Family zones, apply only to existing structures, and affect no more than 846 lots citywide.

A public hearing before the

City Council's Land Use Committee is scheduled for **10 a.m., Tuesday, May 20**.

For more information, please contact:

Mark Troxel, DCLU
(206) 615-1739
mark.troxel@seattle.gov

Live-Work Units

A public hearing on the proposal to define "live-work units" and establish development standards for this unique hybrid use will be held at **5 p.m., Wednesday, May 28**, by the City Council Land Use Committee.

As the name implies, a live-work unit is a single unit or space within a building that is both a place to live and a place of business. The proposal would allow these units in commercial, downtown and some multifamily zones, subject to appropriate limits. For more information, please contact:

Mark Troxel, DCLU
(206) 615-1739
mark.troxel@seattle.gov

getting more info

Electronic copies of proposed ordinances and Director's Reports (if applicable) are available from the DCLU staff member listed above. Printed copies are available from the DCLU Public Resource Center on the 20th floor of Key Tower at 700 Fifth Ave, (206) 684-8467.

attending hearings

Public hearings are held in the City Council Chambers, located on the 11th floor of the Municipal Building at 600 Fourth Avenue. The Chambers are physically accessible and print and communications access are provided on request. Committee agendas, hearing schedules and bills are posted on the City Council website at www.cityofseattle.net/council. Information is also available from the Legislative Assistant who staffs the committee reviewing the legislation. For more information, call (206) 684-8888 or TDD (206) 233-0025.



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Just be sure to include your "snailmail" name and address, so we can remove you from our paper mailing list.

Updates to DCLU's New Side Sewer Program

The City of Seattle's side sewer review and inspection program officially became part of DCLU on February 3, 2003. As part of this program, a Director's Rule is currently under public review that will help incorporate changes mandated by the Clean Water Act. This rule, called "Requirements for Design and Construction of Side Sewers" (DR 1-2003), will also update side sewer design and construction procedures that have become standard practice but are not formulated in a City code.

Some of the clarifications DR 1-2003 makes reflect the contents of draft documents that both the Seattle Department of Transportation (SDOT) and the Seattle Engineering Department had previously created but not issued as an "official" document. Explanations have been added for items like the size of the service drain lines servicing the roof based upon roof area, use of crushed rock backfill material for flexible pipe, inspection requirements of emergency repair, minimum catch basin sizes, and use of infiltration trenches vs. infiltration pits. The rule also clarifies connection of service drains to side sewers and collection of surface drainage using minimum sized catch basins. DR 1-2003 is expected to become effective August 1, 2003.

How the Side Sewer Program Works at DCLU

Side sewer review and inspection is being conducted by DCLU's Site Development Team. Staff has been expanded to handle the issuance and inspection of approximately 2,500 permits annually for side sewer construction and to provide coaching and side sewer information to customers in the Application Services Center, as well as by phone, email, and internet.

Due to changes made to the side sewer program the permit holder is now responsible for:

- preparing as-built plans
- preparing agreements, such as easements (however, DCLU will process agreement recording with the King County Recorder's Office)
- connecting side sewers to adjoining private side sewer systems
- coordinating work with other agencies, such as SDOT for street backfill and surface restoration and SPU for core tap scheduling.

No appointment is required to apply for a side sewer permit and for most permits no plan review is required. Application forms are available at the DCLU Applicant Services Center (ASC), located on the 20th floor of Key Tower at 700 Fifth Avenue, or on the Side Sewer Program website at ***www.cityofseattle.net/dclu/side sewer***. The website also includes Client Assistance Memos on applying for a permit (CAM 503) and how to prepare as-built plans (CAM 504), agreement forms, pertinent regulations and fees, how to schedule an inspection, and key staff contacts.

Information regarding the location of existing side sewers on private property can be requested by contacting the DCLU Drainage and Sewer Review Desk, (206) 684-5362, ***sidesewerinfo@seattle.gov***. Development work is underway to provide the actual side sewer card information on DCLU's new GIS website at ***www.cityofseattle.net/dclu/mapcenter***. If you have questions, please contact the Site Development Supervisor:

Ken Watanabe, DCLU, (206) 233-7912, *ken.watanabe@seattle.gov*

CASE STUDY: Sustainable Building



INFORMATIONAL
SUPPLEMENT FOR
DCLU CUSTOMERS

southwest precinct

seattle police
department



The south-facing facade of the Seattle Police Department's Southwest Precinct features a canted wall and overhang to provide sun protection at the second floor, and exterior sunscreens above the first floor windows.

Photo by Ian Edelstein
City of Seattle Photography

The April 2003 issue of dcluINFO featured alternatives for stormwater management which recognize stormwater as a resource. This month's case study explores the City's newest green building, the Seattle Police Department's Southwest Precinct.

Sustainable design was not part of the original scope of the Seattle Police Department's new Southwest Precinct. The schematic design phase was completed before the City's Sustainable Building policy was adopted in January of 2000, so the project did not fall under the policy. But under the leadership of the Seattle Police Department and the City's Fleets and Facilities Department, the project team explored whether they could still achieve a LEED™ Silver rating.

The team discovered that the project architect, Arai/Jackson Architects and Planners, had already made important design decisions that followed the principles of sustainable design. The building was designed to

be responsive to the Northwest climate and allow daylight to illuminate the interior spaces. With a long and narrow footprint, Arai/Jackson had oriented the building to face south, which minimized glazing on the west-facing facade and maximized glazing on the southern facade, where it is much easier to control glare and heat gain.

"Due to sustainable building strategies used in the Southwest Precinct, the building's operation and maintenance costs will be lowered by an estimated \$83,000 per year."

—Teresa Rodriguez, Project Manager
Seattle Fleets & Facilities Department



CONNECTION TO NATURE:

Operable windows are the number one amenity requested by building occupants. A series of operable fritted glass windows like the one pictured above were specially designed for the Southwest Precinct.

To help optimize the daylighting design and reduce glare and heat gain, Arai/Jackson engaged the Lighting Design Lab, who helped design an optimally sized canted exterior wall—which blocks direct sunlight and provides shade at the second story windows—and an exterior sunscreen above the first story windows. The overhangs and shading devices not only provide sun protection, but allow for high quality daylighting and a healthier, comfortable, and more productive work environment.

A different solution was required to control direct sun penetration on the west facade, as large expanses of glazing are located in a 900 square foot community meeting room and the building lobby. The design team partnered with the artist, Kay Kirkpatrick, to create an elegant solution—using fritted glass to filter the direct sunlight. The design combines a

See **case study: southwest precinct** on page 6



"Streambed Memories," a concrete and bronze structure inspired by the nearby Longfellow Creek Watershed, is one of a series of artworks by artist Kay Kirkpatrick featured at the Southwest Precinct. The work serves as a signpost and memory marker for officers lost in the line of duty.

Photo by Ian Edelstein
City of Seattle Photography

Additional Resources

To learn more about the Seattle Police Department visit www.cityofseattle.net/police. Information on LEED™ is available at www.usgbc.org.

For project tips from the Lighting Design Lab, which provides free consultations, technical assistance and modeling services, visit www.lightingdesignlab.com.

To learn more about Seattle's Sustainable Building Program, visit their website at www.cityofseattle.net/sustainablebuilding. And to explore DCLU's role in sustainable building, visit www.cityofseattle.net/dclu/sustainability or contact:

Lynne Barker, DCLU
(206) 684-0806
lynne.barker@seattle.gov

case study: southwest precinct, *cont. from page 5*

representation of the swirls and eddies of Longfellow Creek and text that communicates the police department's mission in languages of ethnic groups that have historically settled in the Delridge neighborhood.

The building form and orientation, daylighting and lighting design, and efficient HVAC system all work together to reduce the energy use in the building. Whole building simulation was used to predict energy performance, which will perform 28% better than ASHRAE 90.1-1999, reducing the annual energy costs by an estimated \$10,800 per year.

The City has found that sustainable buildings will yield savings to Seattle citizens over time and are a sound investment decision. The Southwest Precinct experienced a cost increase of approximately 4% for sustainable building because it was not integrated into the project early in the planning and design process. However, the building's operation and maintenance costs will be lowered by an estimated \$83,000 per year. After six years the initial investment will pay for itself, and the building will begin yielding savings from that time forward.

The Southwest Precinct will help inform the public about salmon-friendly and drought-tolerant landscapes, while strengthening awareness of and appreciation for native plants and local ecosystems. The project architect worked with the landscape architect, Hough Beck & Baird, to design the landscape with native plants and to provide a visible connection to Longfellow Creek and the Webster Street Detention Pond, located across the street. The pond improves drainage and creates habitat for native plants and animals by reducing the peak flows of stormwater into Longfellow Creek. It holds extra water during the rainy season to prevent flooding and erosion along the creek, or damage to fish, animal and plant habitat.

Stormwater runoff on the site—formerly a K-Mart parking lot—has been significantly reduced by replacing impervious asphalt with pervious surfaces, such as landscaping, on nearly 44% of the site. The project meets LEED criteria for stormwater management by complying with Seattle's Stormwater, Grading and Drainage Code. In addition, the stormwater that is detained prior to being discharged is treated with an organic filter system that removes total suspended solids and phosphorous, thereby helping to protect local water quality.

The project team demonstrated the use of green building materials and design for health and productivity, using Dakota Burl (a panel product made from sunflower seeds); wood certified by the Forest Stewardship Council as coming from sustainably, well-managed forests; recycled-content products, including flooring made from recycled tires and EPDM roofing materials; and ceramic tiles made from recycled glass.

A healthy working environment with good indoor air quality was achieved with an integrated approach: selection of low-emitting materials, effective ventilation and delivery of fresh air, and good construction management practices to protect building systems and components from contamination. Operable windows—the number one amenity requested by building occupants—are also featured to enhance comfort and health.

"The City has found that sustainable buildings will yield savings to Seattle citizens over time and are a sound investment decision."

—Tony Gale, City Architect
Seattle Fleets & Facilities Department

citydesignNews

a monthly update from DCLU's
CityDesign Office

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Cheryl Sizov, *Design Review Program Coordinator*
(206) 233-7236

All staff are available via email at the standard
City email address:

firstname.lastname@seattle.gov

citydesign

Shaping the civic character of Seattle's
built and natural environment

Seattle Design Commission

Project Review Updates: In April the Seattle Design Commission reviewed and approved final design of Ballard Library and Neighborhood Service Center, and enjoyed a staff briefing on the new Central Waterfront Planning project, identifying ways they would like to get involved in that initiative. They also reviewed concept designs for the Magnolia Bridge Redevelopment Project, Cascade Playground Improvements, and preliminary design work on the Interurban Trail. Additionally, they were briefed on the Downtown Wayfinding Project – Phase II and the Light Rail Review Panel. They also discussed the work ahead for the Commission in reviewing the Seattle Monorail Project (see related article on page 1).

Project reviews scheduled for the month ahead include: concept designs for Bitter Lake Reservoir Open Space in North Seattle, early design work on the new I-5 Open Space in Eastlake, schematic design for improvements to Mount Baker Rowing and Sailing Center in South Seattle, and design development for Cowen Park Shelter House Improvements in Ravenna. The Commission will also review several alley vacation proposals, including those associated with a new bookstore and housing development for Seattle University on First Hill, streetscape improvements to Starbucks Center in SODO, and a new mixed-use project in Madison Valley.

Also in May, the Commission will participate in construction tours of several projects that have come under their review in recent years, including the new Central Library, City Hall, and the Henry Library on Capitol Hill—all of which are set to open in the next few months. The Commission will also join the Design Review Boards in a walking tour of several new projects on Capitol Hill and discuss how the two bodies may best coordinate their work reviewing design projects in the public and private realms. For more information, please contact:

Layne Cubell, layne.cubell@seattle.gov, (206) 233-7911

Light Rail Review Panel

The Seattle Light Rail Review Panel (LRRP) continues to meet infrequently while completing review of the initial segment of Central Link light rail. The last meeting, held April 1, included a review of 90% design for the McClellan station as well as updates on Beacon Hill station details and North Link progress. The Panel recommended approval of the McClellan station design, making a few specific recommendations regarding lighting and seating.

The Panel meets again to review Beacon Hill 90% design on June 17, which should be the final review meeting for the initial segment of Central Link. Draft SEIS review for North Link is projected to occur in August and September 2003.

See **citydesign news** on page 9



Getting ready to add a **garage?**

Want to take out a **wall?**

Time for a taller **fence?**

Plotting out some **plumbing?**

Drawing designs for a **deck?**

Get answers to your questions at DCLU's next
Home Improvement Workshop

Saturday, May 10
10 am-Noon

Nordic Heritage Museum

3014 NW 67th St, Seattle, WA

City reviewers and inspectors visit Seattle neighborhoods every year, offering FREE one-on-one consultations on remodeling and home improvement projects.

Come to a workshop and get answers to your questions about:

- Electrical
- Land Use
- Building
- Plumbing
- Permit Processes
- and More!

Additional workshop dates will be scheduled this year. For more information, call Jeffrey Overstreet at (206) 684-8443.

publication updates

..... client assistance memos

updated

CAM 120, *Getting a Certificate of Occupancy*, has been updated to eliminate its listing of specific fees, which change frequently. The CAM recommends consulting with DCLU Inspection Services staff at (206) 684-8950 or checking the Fee Ordinance online at www.cityofseattle.net/dclu/about/dclufees.htm.

CAM 303A, *Common Single Family and Duplex Building Code Requirements*, has been amended on page 7 (Table 6-1) to add two prescriptive paths for R-1 (multifamily) occupancies, one allowing up to 25% glazing and an unlimited glazing path.

CAM 602, *Condominium Conversion: A Guide for Tenants, Prospective Buyers, and Owners*, has been updated to reflect the increase in advisory inspection fees per the 2003 Fee Subtitle. The Fee Subtitle is available online at www.cityofseattle.net/dclu/about/dclufees.htm.

CAM 608, *Regulations Affecting Buildings Unfit for Human Habitation or Other Use*, has been updated to reflect the increase in advisory inspection fees per the 2003 Fee Subtitle. The Fee Subtitle is available online at www.cityofseattle.net/dclu/about/dclufees.htm.

..... **Electronic** copies of CAMs are available on our website at www.cityofseattle.net/dclu/publications. **Paper** copies are available from our Public Resource Center in Suite 2000 of Key Tower, 700-5th Ave, (206) 684-8467.

..... director's rules

final

DR 14-2002, *Transportation Management Programs*, became effective April 2, 2003 and supersedes DCLU DR 2-94 and Seattle Engineering Department DR 94-3.

..... **IMPORTANT:** Notice of Draft Director's Rules comment periods is provided in dcluINFO as a courtesy to readers. Official legal notice regarding Director's Rules is published in the Daily Journal of Commerce. Land use rules are also published in DCLU's **Land Use Information Bulletin** (formerly known as the General Mail Release or GMR), which is available online at www.cityofseattle.net/dclu/notices. To receive an email posting alert, or a paper version of the Land Use Information Service in the mail, please contact Betty Galarosa, betty.galarosa@seattle.gov, (206) 684-8322.

monorail planning, cont. from page 1

Participants also took a walking tour of the Seattle Center preferred alignment and viewed the alternative routes and stations around the Center. The group identified issues and had the chance to ask monorail project staff planning and design questions.

If you would like more information about upcoming Planning Commission activities, please contact Cheryl Sizov, Interim Director (Planning Commission Director, Marty Curry, is currently on sabbatical):

Cheryl Sizov, DCLU, cheryl.sizov@seattle.gov, (206) 233-7236

citydesign news, cont. from page 7

Also at the April 1 meeting, the Panel welcomed Lisa Rutzick as its new Coordinator. Rutzick replaces Cheryl Sizov, who has served as the Panel Coordinator since March of 1999. For more information, contact:

**Cheryl Sizov, (206) 233-7236 or
Lisa Rutzick, (206) 386-9049**

How To Reach Us At DCLU

700 Fifth Ave, Suite 2000, Seattle, WA 98104-5070

Permits

General Applications (Applicant Services Center)	206-684-8850
Drainage & Sewer Review Desk (includes side sewer permits)	684-5362
Land Use Reviewers (post-application only*)	684-8875
Master Use Permits.....	684-8467
Plans Routing	684-8169
Over-the-Counter (OTC) Permits (formerly Electrical Ctr)	684-8464
Plumbing & Gas Piping Permits (rep from Sea/KC Health Dept)....	684-5198
Sign Permits.....	684-8419

Inspections

Inspection Requests: General	684-8900
Inspectors: General	684-8950
Inspection Requests & Inspectors: Site/erosion control, pre-construction conferences, first ground disturbance	684-8860

Complaint Hotline

Construction, Housing & Land Use Complaints.....	684-7899
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Information

General Department Information	684-8600
Applicant Services Center (formerly Permit Intake Center).....	684-8850
Hours: M,W,F: 7:30 am-5:30 pm Tu,Th: 10:30 am-5:30 pm	
City/Design/Design Commission.....	615-1349
Compliance Service Ctr (enforcement info, not complaints).....	615-0808
Comprehensive Planning	233-0079
Events & Classes.....	684-8443
Media Relations	233-3891
Microfilm Library	233-5180
Planning Commission	684-0433
Property Owner/Tenant Assistance.....	684-7867
Public Resource Ctr (Hrs: M,W,Th,F: 8 am-5 pm Tu: 10 am-5 pm)	684-8467
Publications	684-8467
Site Development	233-7232
Technical Support Line: Building Code (M-F: 1-4:15 pm)	684-4630
Technical Support Line: Energy/Mech Code (M-F: 1-4:15 pm) ..	684-7846
Tenant Relocation Assistance Ordinance	684-7979
Zoning Info (General questions on Single Family, Parcel Zoning*)	684-8467
Zoning Info (Site-specific questions on Single Family Zoning*)	684-8850

* Due to the complexity of Seattle's Land Use Code, all other types of zoning information must be obtained in person at our Applicant Services Center or via our online "Q&A Service" at www.cityofseattle.net/dclu/landuse.

Administration

Office of the Director.....	684-8899
Codes, Policies & Community Relations.....	684-8880
Billing	684-4175

www.cityofseattle.net/dclu



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